

# 234 ABBOTT STREET

For Lease | Prime Full Floor Gastown Office Opportunity





# THE LOCATION

Gastown is an internationally-renowned heritage zone, both a bustling tourist destination and a trendy gathering place for locals. Characterized by cobblestone streets, brick and timber heritage buildings and abundant historical charm, the high-traffic neighbourhood houses many of the city's hottest restaurants and retail stores. Gastown has also become home to numerous design studios, technological and software companies, and leading architectural firms. Popular venues in the area include L'Abattoir, Di Beppe, Twisted Fork Bistro, and LOCAL Gastown. The location is served by several transit routes and is in close proximity to the SeaBus terminal, Waterfront SkyTrain Station, the West Coast Express and several public parkades.







# THE FEATURES



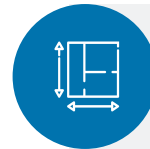
Rare full floor character office in the heart of Gastown



Private streetfront entry on Abbott Street



Charming office space with exposed brick and hardwood floors throughout



Excellent mix of open space, private offices, mezzanine, and storage space



Private washroom with shower plus separate kitchen

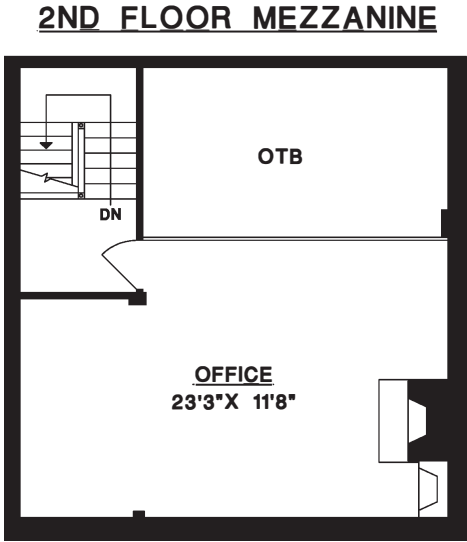
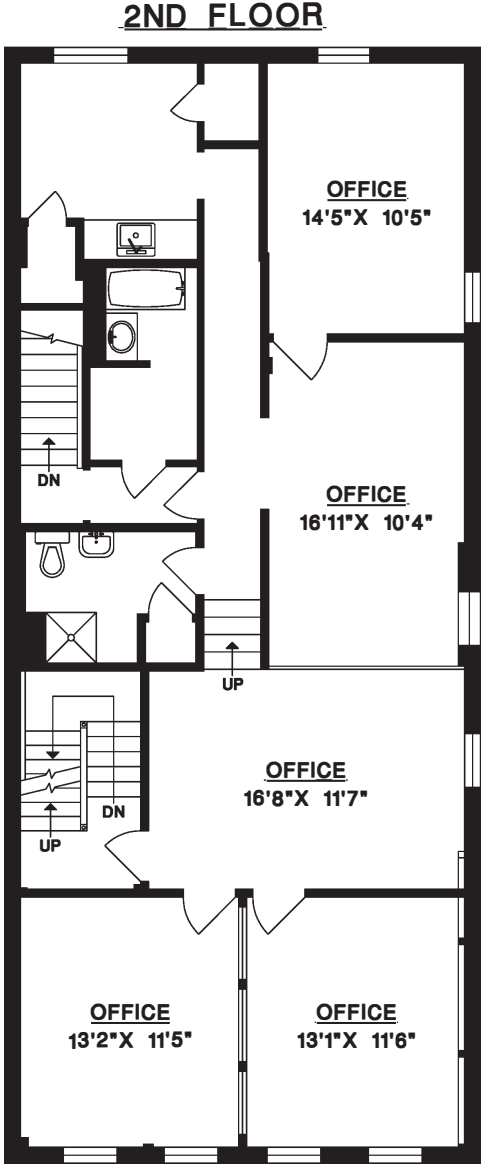


Large windows and skylight providing abundant natural light



Numerous restaurants, shops, and amenities in the immediate area with ample street parking and excellent transit access





SIZE: <sup>1</sup>	BASIC RENT:	ADDITIONAL RENT:	AVAILABILITY:
1,757 SF (Approx.)	\$22.00 PSFPA	\$15.00 (2025 est.)	Immediately

<sup>1</sup>All sizes are approximate and subject to verification.  
<sup>2</sup>Floor plan may not be 100% accurate and is subject to verification.





Is That French



Meat & Bread



Purebread



Maison Kitsune



97

## Walker's Paradise

Daily errands do not require a car

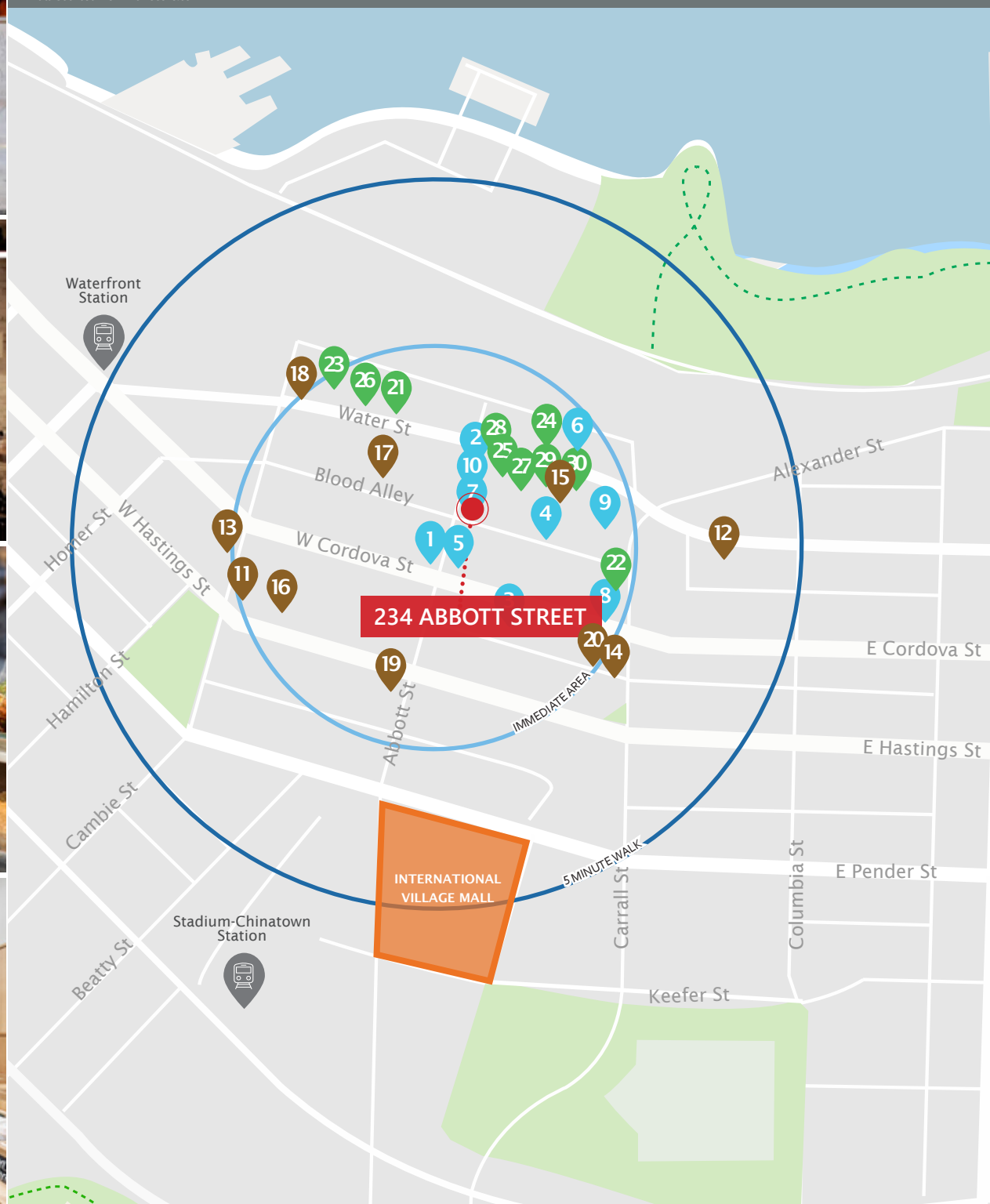
Data sourced from walkscore.com



100

## Rider's Paradise

World-class public transportation



## DINING + COCKTAILS

1. La Casita
2. The Lamplighter Public House
3. GRETA Bar YVR
4. Is That French
5. Arcana
6. The Old Spaghetti Factory
7. Petrichor Social
8. Kozak Ukrainian Restaurant
9. L'Abattoir
10. Clough Club

## COFFEE + CASUAL FARE

11. Meat & Bread
12. Milano Espresso Lounge
13. Revolver
14. East Van Roasters
15. MeeT in Gastown
16. Purebread
17. Café Kitsuné
18. Lee's Donuts
19. Prado Cafe
20. Nelson the Seagull

## SHOPPING

21. OAK + FORT
22. Le Labo
23. Kit and Ace
24. John Fluevog Shoes
25. COS
26. Maison Kitsuné
27. Vinyl records
28. Informs Interior
29. NEIGHBOUR
30. RODEN GRAY



## Contact Us

**ROBERT THAM**  
604.609.0882 Ext. 223  
robert@corbelcommercial.com

**MARC SAUL** PREC  
604.609.0882 Ext. 222  
marc@corbelcommercial.com

**DENVER MENDOZA**  
604.609.0882 Ext. 221  
denver@corbelcommercial.com

**NATHAN ARMOUR** PREC  
604.609.0882 Ext. 226  
nathan@corbelcommercial.com

[INFO@CORBELCOMMERCIAL.COM](mailto:info@corbelcommercial.com) | [WWW.CORBELCOMMERCIAL.COM](http://www.corbelcommercial.com) | 632 CITADEL PARADE, VANCOUVER BC, V6B 1X3

E. & O. E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.